

RETAIL SPACE FOR LEASE

CROSS ROCK SHOPS

W Memorial Rd. & Hefner Pkwy, Oklahoma
City, OK 73134

SITE

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available for ground lease or build-to-suit, this ±2,500 SF drive-through pad site anchors Cross Rock Shops at the hard corner of W Memorial Rd. and Hefner Parkway in Northwest OKC's booming Memorial Corridor. Positioned alongside national draws like Chili's, McAlister's, and Pappadeaux and surrounded by dense rooftops, corporate campuses, and major medical centers, the site offers exceptional visibility and access at one of the metro's busiest intersections. With cross-access parking, all utilities in place, and easy ingress/egress to Memorial Rd., it's a turnkey opportunity for a QSR, coffee, or service retail concept looking to plant a flag in a proven, high-traffic trade area.

PROPERTY HIGHLIGHTS

- Prime pad site — ±2,500 SF stand-alone building with drive-through, available GL or BTS
- Elite traffic counts — 83,327 ADT on the John Kilpatrick Turnpike, 50,200 on Lake Hefner Pkwy, and 26,997 on W Memorial Rd.
- Established retail node — surrounded by strong national and regional tenants, corporate offices, and hospitals

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,500 SF
Building Size:	2,500 SF
Land Size:	.33 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,881	31,904	76,645
Total Population	7,200	68,755	178,397
Average HH Income	\$91,668	\$107,212	\$113,647

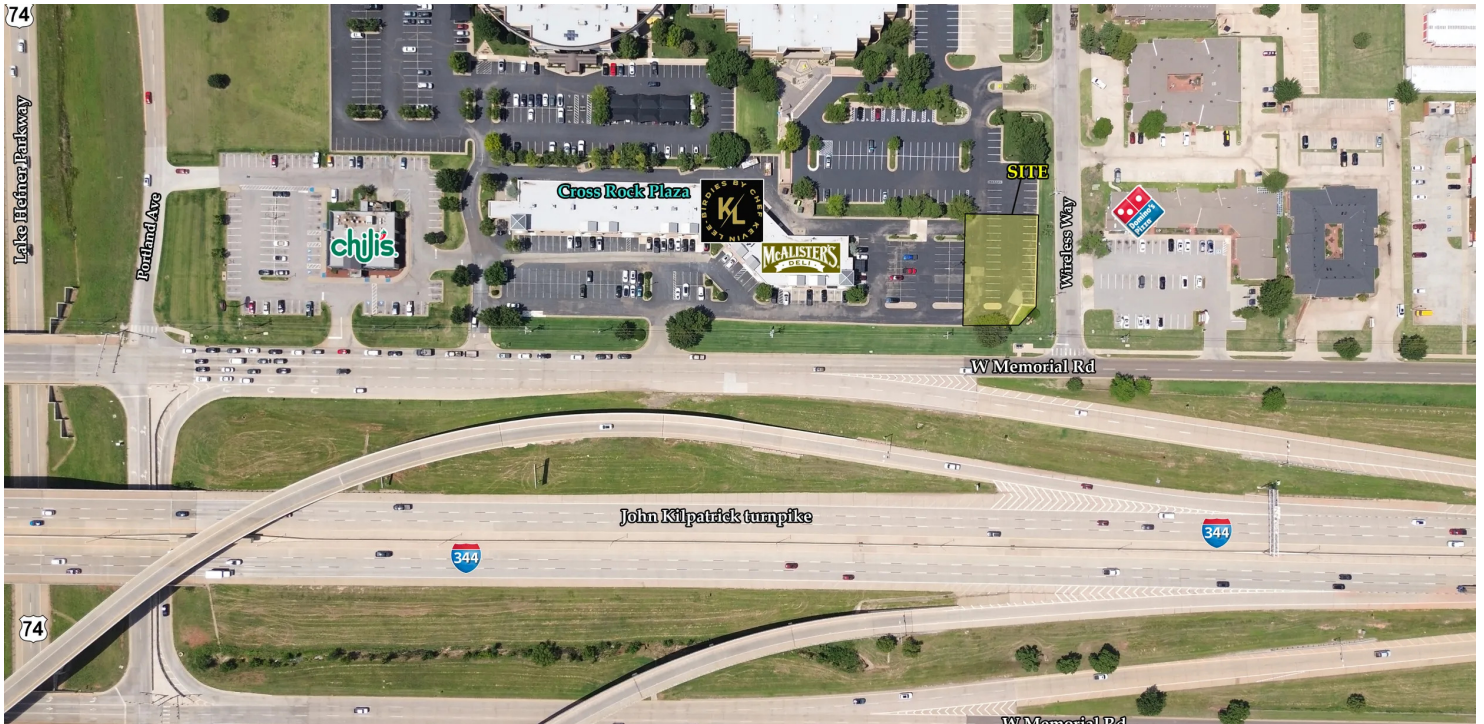
TRAFFIC COUNT

W Memorial Rd.	26,997 ADT
John Kilpatrick Turnpike	83,327 ADT
Lake Hefner Parkway	50,200 ADT

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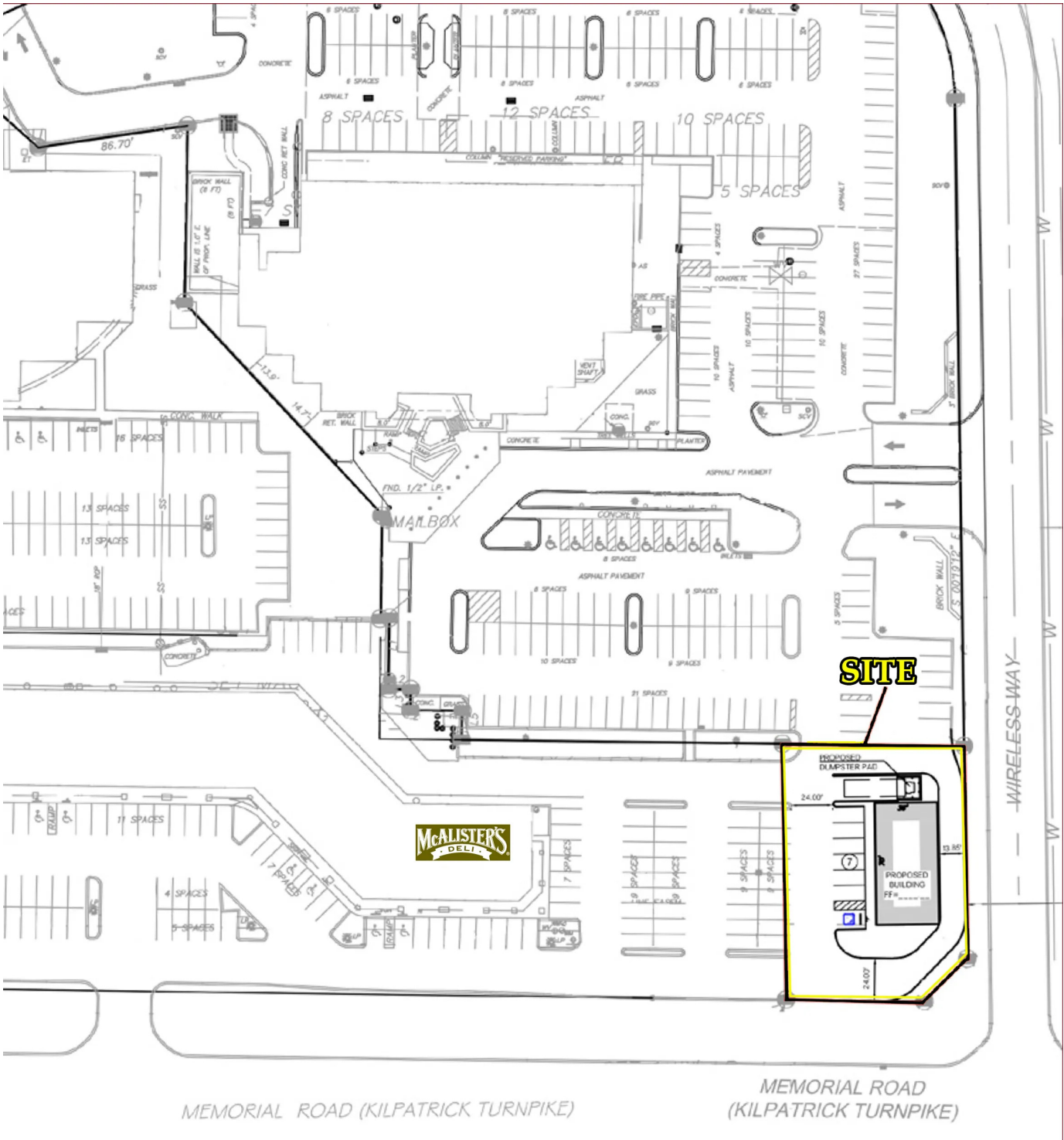
ADDITIONAL PHOTOS



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SITE PLANS



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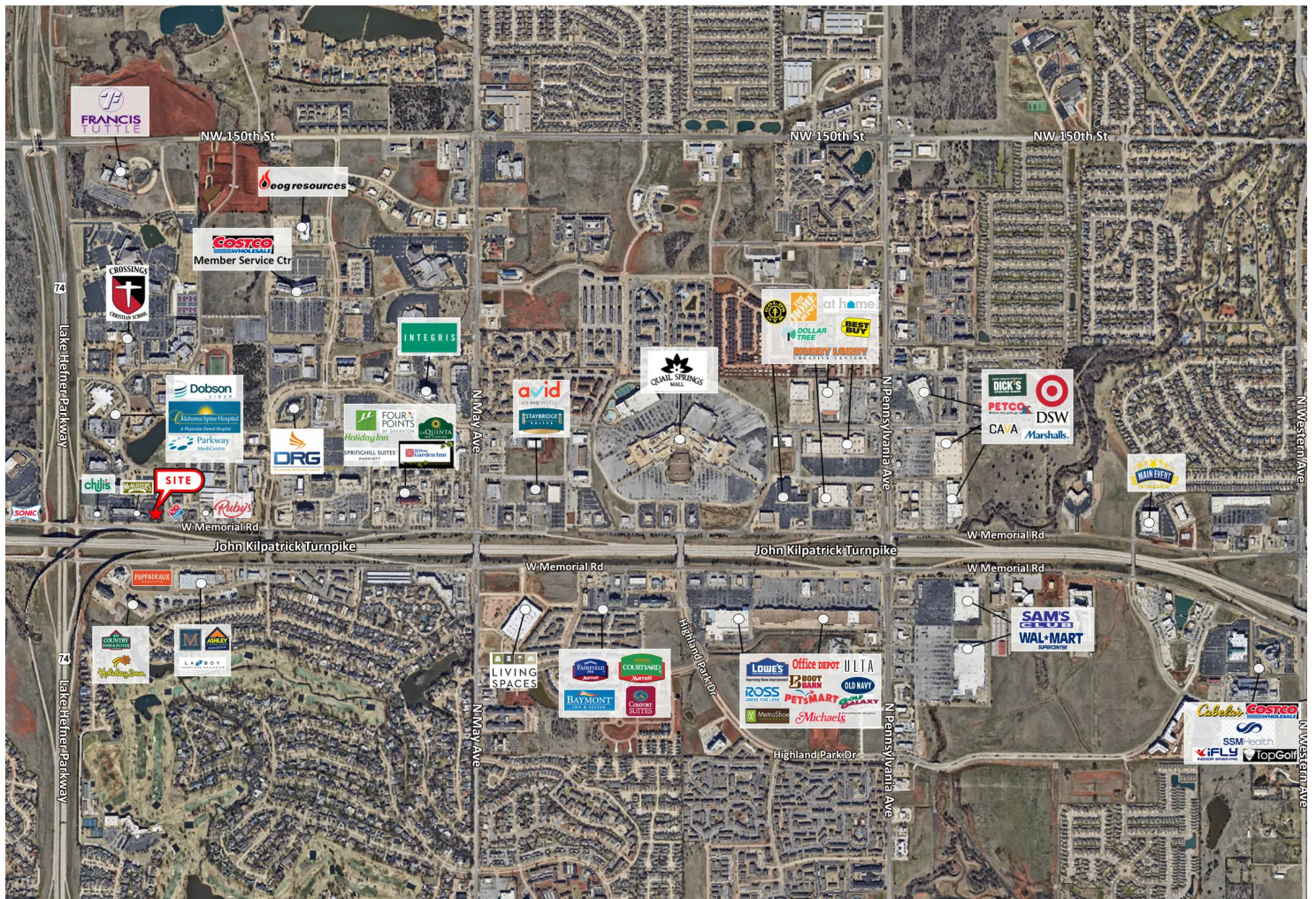
LOCATION MAP



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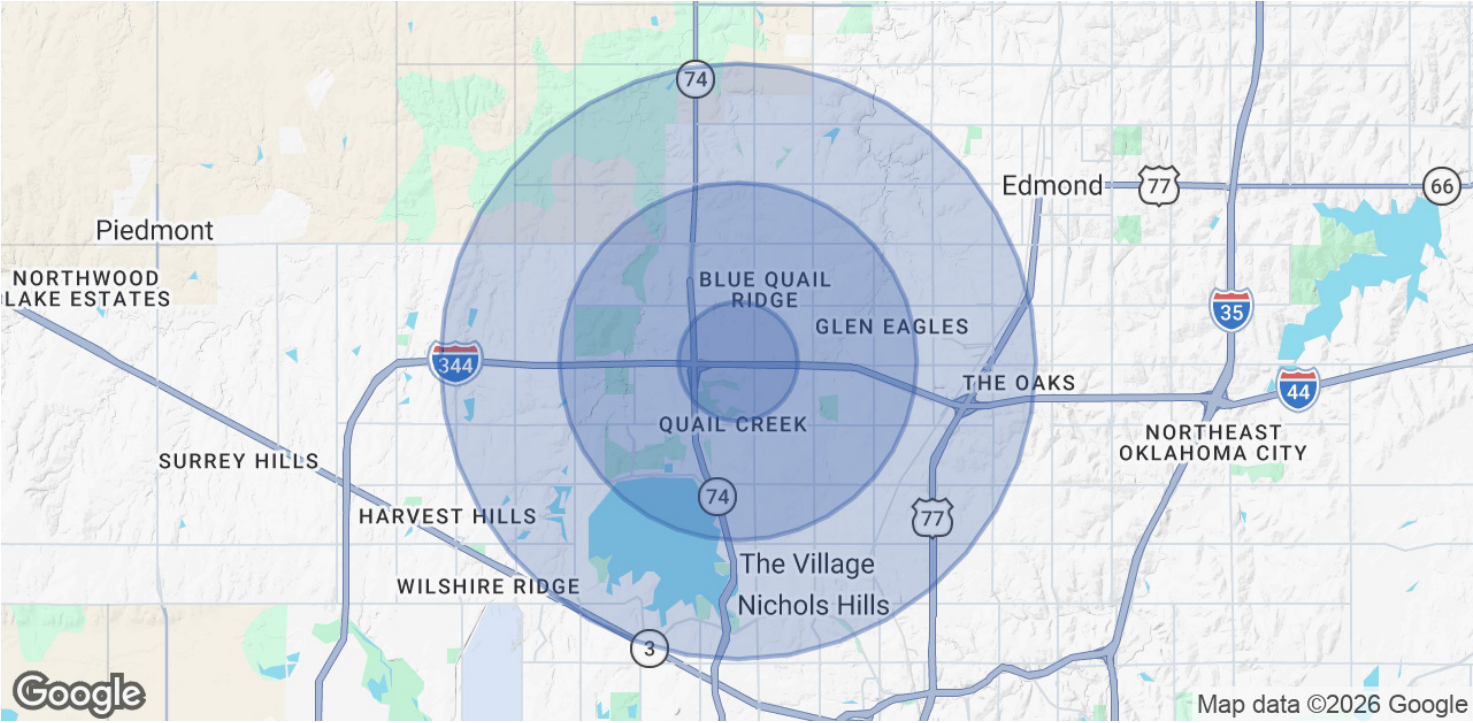
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,200	68,755	178,397
Average Age	36.4	38.0	37.4
Average Age (Male)	36.0	36.6	36.3
Average Age (Female)	37.2	40.4	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,881	31,904	76,645
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$91,668	\$107,212	\$113,647
Average House Value	\$442,350	\$341,842	\$319,902

2023 American Community Survey (ACS)

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